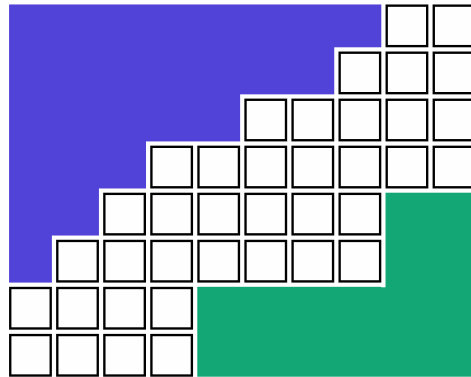


LAKE COUNTY



PLANNING COMMISSION

2009 Annual Report





From the Director's Desk

March 2010

Dear Friends,

As we enter into a new decade, I invite you to review the 2009 Lake County Planning Commission Annual Report. 2009 was an extremely busy and productive year for the Commission. While the economy continued to impact the subdivision side of our operation, our comprehensive planning and zoning consultation program witnessed its busiest year in over a decade. Our staff completed five community comprehensive plans and expanded our services to our western communities.

In 2009, we also went digital. First, we introduced a series of one-page white papers entitled "Lakeviews", which addresses interesting and timely information relevant to Lake County. This information is disseminated via an email blast to our elected officials and decision makers throughout the County. Secondly, our staff completed a thorough facelift of our website. I hope you will visit lakecountyohio.gov/planningcommission to learn more about our function in the community.

Furthermore, I encourage you or a representative of your organization to attend the 5th Annual Northeast Ohio Planning and Zoning Workshop on June 25, 2010 at the Avalon Inn in Warren, Ohio. The workshop provides a low cost educational opportunity for elected officials, planning/zoning boards and professional and citizen planners.

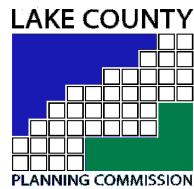
Feel free to contact me if I can be of assistance to you in the future or simply stop by our office to say hi. I look forward to meeting you and introducing our team.

"It's not the plan that's important, it's the planning." Dr. Gramme Edwards

Sincerely,

A handwritten signature in blue ink, appearing to read "JWB", written over a faint, light blue grid background.

Jason W. Boyd
Director



PLANNING COMMISSIONERS MEMBERS

	◆	Stephen J. Adams	◆	
	◆	<i>Alt. Lee Bodnar 2/6/09</i>	◆	<i>Lake County Commissioners:</i>
Walter R. Siegel, <i>Chair</i>	◆	Timothy C. Brotzman	◆	
	◆	<i>Alt. Darrell Webster 6/18/09</i>	◆	Robert E. Aufuldish
Vanessa T. Pesec, <i>Vice Chair</i>	◆	Geraldine F. Hausch	◆	<i>Alt. James V. Aveni</i>
<i>Alt. Peter Ferrante 1/15/09</i>	◆	<i>Alt. Evelyn Ross</i>	◆	
	◆	Richard J. Morse	◆	Raymond E. Sines
Jason W. Boyd, <i>Secretary</i>	◆	<i>Alt. Richard Terriaco</i>	◆	<i>Alt. Richard Smith</i>
	◆	Russell D. Schaedlich	◆	
	◆	<i>Alt. David Franz</i>	◆	Daniel P. Troy
	◆	Randall H. Zondag	◆	<i>Alt. Larry Klco</i>

STAFF

Jason W. Boyd, Director
 Darrell C. Webster, *Retired Director 1/30/09*
 David Radachy, Senior Planner
 Elaine Truesdell, Office Administrator/Manager
 Ann Myers, Administrative Assistant

LAND USE AND ZONING COMMITTEE

Richard Terriaco, <i>Chair</i> —Concord Township	Laura Diak, <i>Vice Chair</i> —Madison Township
David Radachy, <i>Secretary</i> — Senior Planner	
Lee Bodnar—Painesville Township	Richard Morse—Painesville Township
Lora Diak—Madison Township	Evelyn Ross—Leroy Township
Ruth Garland—Perry Township (Resigned 7/15/09)	Richard Terriaco—Concord Township
Ed Hazel—Leroy Township (Resigned 1/20/09)	Vince Urbanski—Painesville Township
C. Richard Hullihen—Concord Township	(Resigned 5/19/09)
Jeff Kenyon—Leroy Township (2/24/09-Present)	Mark Welch—Perry Township
Jerome Klco—Madison Township	

LAKE COUNTY COASTAL PLAN COMMITTEE

Jason Boyd - <i>Chair</i>	Bruce Landeg— <i>Vice -Chair</i>	Vince Urbanski— <i>Secretary</i>
Larry Advey	David Gilmer	Bob Martin
Harry L. Allen, Jr.	David McGuirk	Deborah Neale
Lee Bodnar	Angela Keneven-	Mark Rising
Al Buescher	Zanella	Charles Stephenson
Amy Brennan	Ellen Foley Kessler	Ronald Traub
(<i>Alt. Mindy Hayes</i>)	James Kish	Mark Welch
Mark Cain	Ed Klco	Robert Zeitz

Comprehensive Planning & Statutory Duties

Comprehensive Planning

The Planning Commission successfully completed comprehensive plans and studies for the following communities in 2009:

- ❖ Eastlake Comprehensive Plan
- ❖ Madison Village Comprehensive Plan
- ❖ Mentor Comprehensive Plan Update
- ❖ N. Perry Village Comprehensive Plan
- ❖ Perry Township Lane Road Corridor Study



Lake County Coastal Plan Implementation

Success on the Coastal Plan

After nine years of community planning, the Townline Park harbor project in North Perry Village was completed in 2009. Congratulations to the Village's leadership in transforming their lakefront into a true asset for the community. Visitors to the park will be treated to a protected harbor with a three-lane boat launch, recreational beach access, a lakefront walkway and increased fishing opportunities.



Community Zoning Services

The Planning staff has worked with several communities with planning and zoning issues during 2009. Of particular note, we assisted Willoughby City in developing a lakefront zoning district that would allow for new residential and commercial uses along Lake Shore Blvd. and Lost Nation Road. This work will continue in 2010. The staff also helped the Willowick City Planning Commission with a lakefront overlay zone.

Fairport Harbor Village and the Lake County Planning Commission entered into an agreement to provide planning services. Over the past year, our staff has assisted the Village in revising densities and minimum development sizes for the multi-family sections of the zoning code. In 2010, we plan to focus on a new mixed-use waterfront district.

The Planning Commission continues to help the townships of Lake County to shape ideas such as riparian setbacks, alternative energies and common access driveway developments into new regulations in their zoning resolutions. One of the more significant projects we completed in 2009 was the Lane Road Corridor Study in Perry Township. This study provides local decision makers with important land use, traffic and zoning information along a corridor that may face significant changes over the next decade.

Comprehensive Planning & Statutory Duties

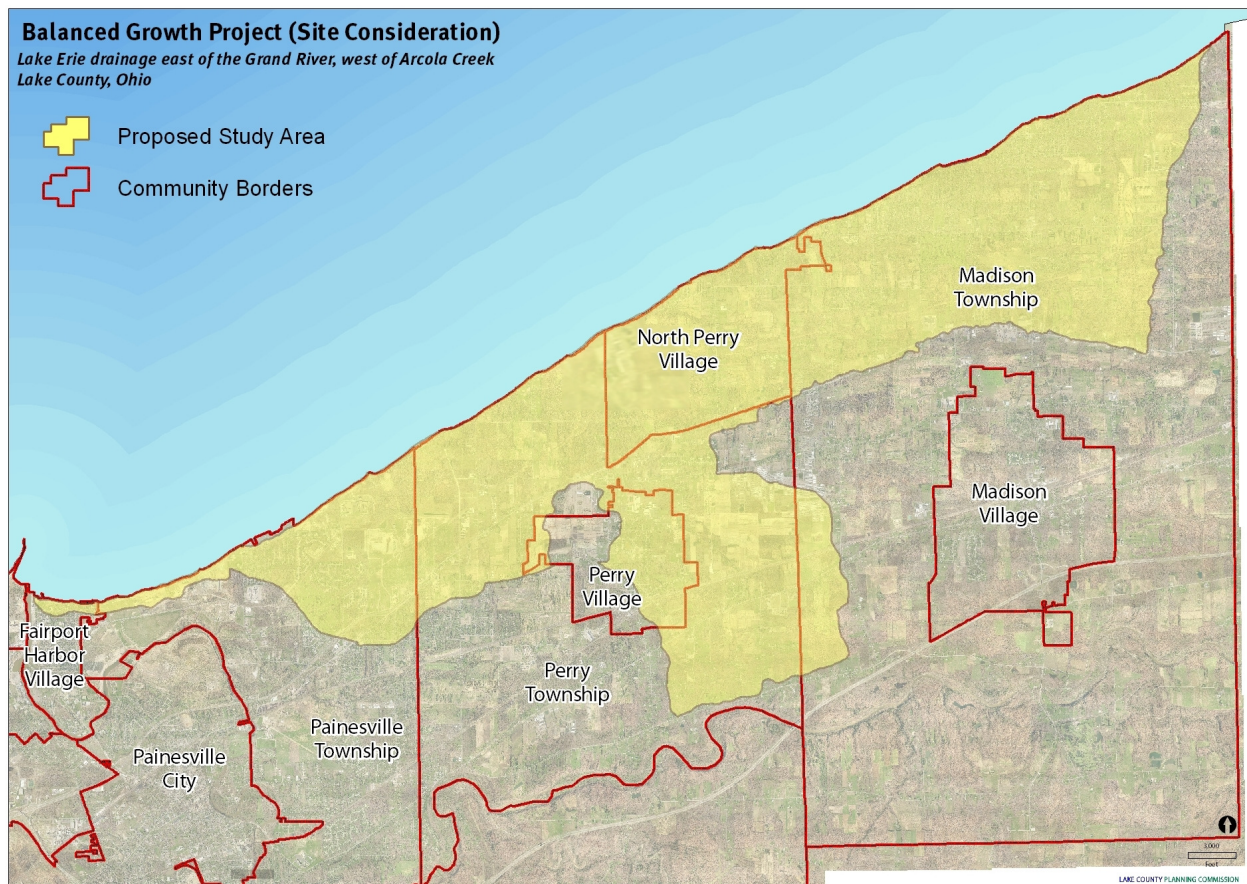
Looking Ahead

Multi-Jurisdictional Planning: The Eastern Lake County Coastal Tributaries Balanced Growth Plan

During the Fall of 2009, the Lake County Planning Commission staff, along with the Lake County Soil and Water Conservation District and Lake County Stormwater Management Department, were awarded a \$100,000 Balanced Growth Plan grant by the Ohio Lake Erie Commission. Over a 2-year window, the Balanced Growth Plan will examine land use, zoning, and development and conservation issues on a watershed basis as opposed to individual community borders. Our study area is referred to as the "Eastern Lake County Coastal Tributaries Watershed" and covers approximately 19,000 acres within portions of Fairport Harbor, Painesville Twp., Perry Twp., Perry Village, North Perry Village and Madison Twp.

The plan will be a locally driven process. The planning team will work with local committees to discuss local issues and the future development pattern of the community. We will use this input and countless data sets (soils, hydrology, infrastructure, and transportation) to produce a set of guidance maps for each community based on their vision of future. The committees will use these maps to identify conceptual priority development areas (PDA's), conservation areas (PDA's) and agricultural areas (PAA's). These designations, and the accompanying data, will help local officials with often difficult land use/zoning decisions.

At the conclusion of the grant, an exhaustive Balanced Growth Plan will be completed for the entire watershed (shown in yellow). Information from the plan can be incorporated into each community's respective comprehensive plan.



Land Use Activity

Major Subdivision Activity

Recorded Subdivisions

- ❖ 2 Subdivisions were recorded in Concord Township: One had 9 lots and the other one had 6 lots.
- ❖ 15 new sublots in the five townships were added to the property tax roll in 2009.

Final Plat Review by the Planning Commission

- ❖ One final plat – Concord Township
- ❖ Two resubmitted final plats – Concord Township
- ❖ One variance reviewed – Concord Township

Proposed Sublots

- ❖ 640 total proposed sublots are currently in the approval process.

Minor Subdivision Activity

Minor Subdivisions Reviewed by the Planning Commission Staff

- ❖ *Buildable Lots:*
 1. Lot split (buildable parcels 5 acres and smaller),
 2. Large lot division (buildable parcels over 5 acres to 20 acres)
 3. Property division (parcels over 20 acres)
- ❖ *Property Line Adjustments:*
 1. Lot line adjustments are property divisions less than 5 acres, but do not create a new buildable lot.
 2. Acreage transfers are property divisions more than 5 acres, but do not create a new buildable lot.

New Sublots

- ❖ 23 lots in the five townships were added to the Lake County tax roll.

Community	Lot splits	Large Lot	Property Division	Lot Line Adjustment	Acreage Transfer
Concord Township	1	0	0	4	1
Leroy Township	1	1	0	0	1
Madison Township	6	4	3	3	4
Painesville Township	5	0	0	4	0
Perry Township	1	0	1	4	0
TOTAL	14	5	4	15	6

Construction Process Review

- ❖ One of the subdivisions with preliminary approval in Concord Township was granted a one-year extension of its approval.
- ❖ The following table shows the number of approved final plats and subdivisions with preliminary approval in the construction process by township.

Community	Approved Final Plats	Preliminarily Approved
Concord Township	10	6
Leroy Township	1	1
Madison Township	4	2
Painesville Twp.	2	2
Perry Township	0	0

- ❖ Madison Township had 10 new lots added to their tax roll, the most of the five townships.

Fees

- ❖ Fees for a property line adjustment were raised from \$50.00 to \$100.00 on November 1, 2009.

Minor Subdivision Reviews

- ❖ In the year 2009, the Lake County Planning Commission staff reviewed and approved 14 lot splits, 5 large lots and 4 property divisions.
- ❖ The staff also reviewed 15 lot line adjustments and 6 acreage transfer in 2009. Lot line adjustments are property transfers between neighbors.

County Subdivision Regulations Updates

The Lake County Subdivision Regulations (the Regulations) were updated and approved on March 31, 2009. Changes were made to Articles IV, Design Standards, and V, Required Improvements, based on the County Commissioners Association of Ohio and County Engineers Association of Ohio Model Subdivision Regulations of 2002. The changes include removing legal terms, changing terms to make them more understandable, and requiring the subdividers to comply with other agency rules. Improvement securities have been revised based on the model regulations. Additional standards for non-residential subdivisions included designing lots to meet the needs of proposed uses (including parking). New standards for block length were also created.

Common Access Driveways (CAD) standards were introduced in 2009. These standards included the width of the driveway; providing for a spot where vehicles, such as fire trucks, UPS trucks, etc. can turn around; and insuring that the driveway is designed by engineers using proper materials. There are also limitations on the length and number of units on a CAD. CAD are not required by the Regulations cart blache. The Planning Commission may require a CAD in a subdivision if the conditions warrant.

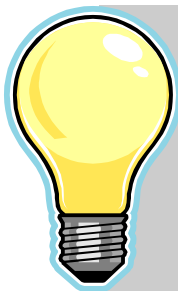
The Regulations can now be viewed and printed from our website at www.lakecountyohio.gov/planningcommission or a copy can be purchased from our office for \$15.00. Senior Planner, David Radachy is available for any questions or concerns at 440-350-2740.

Land Use and Zoning Summary

Types of Amendments Reviewed by the Planning Commission Staff

- ❖ Text Amendments: any change to the language of a township zoning resolution.
- ❖ District Amendments: any change to the Zoning Map of a township.
- ❖ Perry Township revised its entire zoning resolution and submitted it as one case.
- ❖ Concord Township created two new districts: THN, Town Hall Neighborhood and THC, Town Hall Commons .

Community	Text	District	Total
Concord Township	2	2	4
Leroy Township	3	0	3
Madison Township	3	2	5
Painesville Township	0	0	0
Perry Township	2	0	2
Total	10	4	14



Did You Know?

The Land Use and Zoning Committee, a subcommittee of the Lake County Planning Commission, was first established in 1957 along with seven other Planning Commission subcommittees. This Committee is the only one of the seven original subcommittees still active to day.

Public Information Services

Countywide Building Permits

A 3-year comparison of the New Single-Family Units as submitted to this office shows that Lake County housing is still in the throws of the economic downturn. In 2009, the total new single-family units were 258 units, 65 units less than in 2008 and 214 units less than in 2007.

The outlook is similar for the new Business/Commercial units in 2009. The County Commercial units have decreased by approximately 50% each year since 2007.

NEW SINGLE-FAMILY UNITS 3-Year Comparison			
Community	2007	2008	2009
CONCORD TOWNSHIP	89	74	44
EASTLAKE CITY	7	5	2
FAIRPORT VILLAGE	0	2	0
GRAND RIVER VILLAGE	1	0	0
KIRTLAND CITY	14	8	9
KIRTLAND HILLS VILLAGE	2	0	1
LAKELINE VILLAGE	0	0	0
LEROY TOWNSHIP	7	4	1
MADISON TOWNSHIP	24	16	6
MADISON VILLAGE	2	0	1
MENTOR CITY	63	38	28
MENTOR-LAKE CITY	2	2	1
NORTH PERRY VILLAGE	1	0	0
PAINESVILLE CITY	97	67	46
PAINESVILLE TOWNSHIP	39	13	8
PERRY TOWNSHIP	13	7	5
PERRY VILLAGE	6	2	1
TIMBERLAKE VILLAGE	1	2	0
WAITE HILL VILLAGE	0	1	4
WICKLIFFE CITY	12	14	8
WILLOUGHBY CITY	68	47	74
WILLOUGHBY HILLS CITY	12	5	9
WILLOWICK CITY	12	16	10
LAKE COUNTY	472	323	258

NEW BUSINESS/COMMERCIAL UNITS 3-Year Comparison			
Community	2007	2008	2009
CONCORD TOWNSHIP	2	1	2
EASTLAKE CITY	3	1	0
FAIRPORT VILLAGE	0	0	0
GRAND RIVER VILLAGE	1	1	0
KIRTLAND CITY	0	0	0
KIRTLAND HILLS VILLAGE	0	0	0
LAKELINE VILLAGE	0	0	0
LEROY TOWNSHIP	0	0	0
MADISON TOWNSHIP	3	2	0
MADISON VILLAGE	2	0	0
MENTOR CITY	10	6	2
MENTOR-LAKE CITY	0	0	0
NORTH PERRY VILLAGE	1	1	0
PAINESVILLE CITY	7	3	2
PAINESVILLE TOWNSHIP	4	0	1
PERRY TOWNSHIP	3	2	1
PERRY VILLAGE	0	0	0
TIMBERLAKE VILLAGE	0	0	0
WAITE HILL VILLAGE	0	0	0
WICKLIFFE CITY	2	1	0
WILLOUGHBY CITY	0	1	1
WILLOUGHBY HILLS CITY	2	1	0
WILLOWICK CITY	1	0	0
LAKE COUNTY	41	20	9

Public Officials Directory

The Public Officials Directory is updated and published through this office yearly. Lake County offices and elected and appointed government employees on the local, state, and federal level including the judicial and legislative branches are listed in this publication. Libraries, schools, and chambers of commerce are also included.

The 2010 Public Officials Directory should be completed by the end of March. A printed copy of the Directory can be purchased at the Planning Commission office for \$5.00 or it can be downloaded in sections from our website at www.lakecountyohio.gov/planningcommission.



Public Information Services

Revised Planning Commission Website



Take a look at the newly revised Lake County Planning Commission website at:
www.lakecountyohio.gov/planningcommission.

Any comments, questions or suggestions can be directed to Ann Myers, Administrative Assistant, at 440-350-2740 or emailed to the staff from the website.

Census Services

The Lake County Planning Commission is a Census 2010 Partner. 2010 Census Partners are government, non-profit, corporate or community organizations that have formally pledged their commitment to share the 2010 Census message and mobilize their constituents in support of the Census Bureau's goal of achieving a complete count.

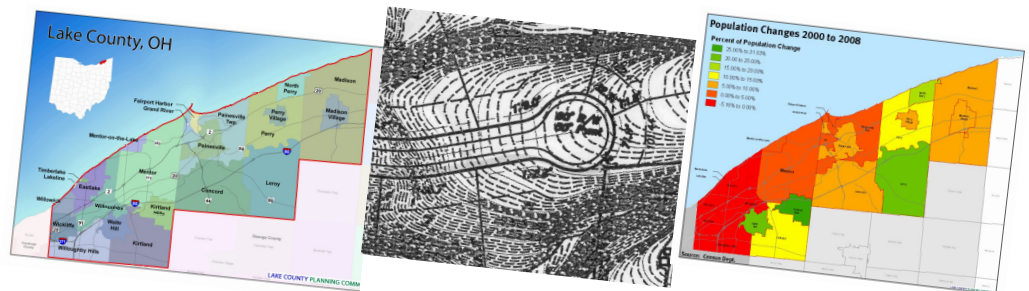
Over the past year, the staff has participated in the LUCA and BAS Programs. LUCA, the Local Update of Census Addresses program, is a decennial census geographic partnership program that allows the Census Bureau to benefit from local knowledge in developing its MAF/TIGER Database (MTDB). In 2008, the staff reviewed addresses and made corrections to the Census data for Madison Township, Leroy Township, Painesville Township, Fairport Harbor Village, Timberlake Village and the City of Willoughby. This information was reviewed and field checked by the U.S. Census Bureau in 2009 and a revised list was given to the staff to update.

The U.S. Census Bureau conducts the Boundary and Annexation Survey (BAS) annually to collect information about selected legally-defined geographic areas. The BAS is used to update information about the legal boundaries and names of all governmental units in the United States. The Census Bureau uses the boundary information collected in the BAS to tabulate data for the decennial and economic censuses, as well as annual estimates and surveys such as the Population Estimate Program and the American Community Survey.

The Census Bureau mails BAS materials in December of each year to all federally recognized American Indian areas, governmental counties (and equivalent areas), incorporated places, consolidated cities, and governmental Minor Civil Divisions (MCDs). We review the BAS for the Lake County Commissioners to make sure all community boundaries are correct.

Lake County Mapping and GIS Services Available:

- ❖ Aerial Photography
- ❖ Topographic Maps
- ❖ Coastal Erosion Maps
- ❖ Wetland Maps
- ❖ Land Use Maps
- ❖ Zoning Maps
- ❖ House Number Maps for the 5 Townships, Kirtland Hills, and Waite Hill



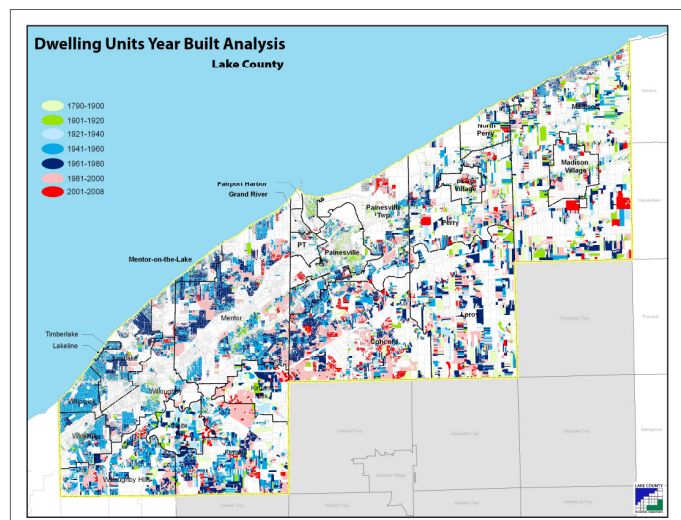
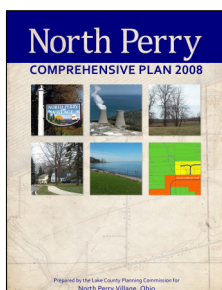
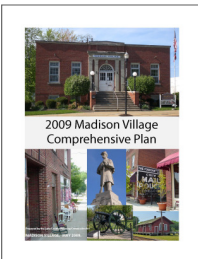
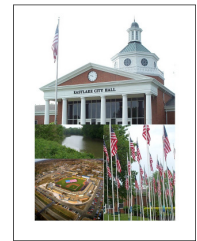
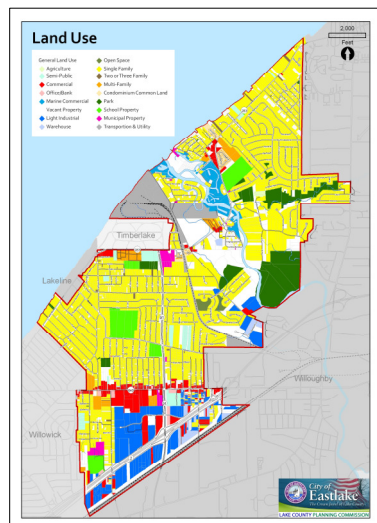
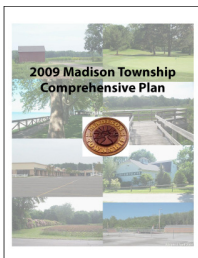
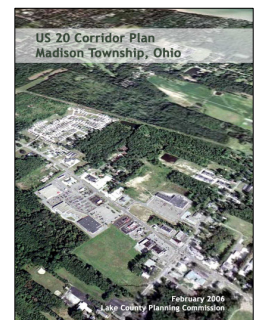
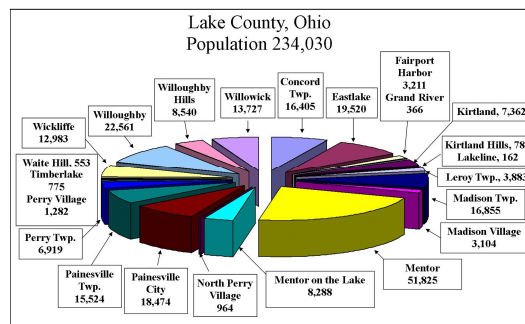
Publications Available:

- ❖ Public Officials Directory
- ❖ Lake County, Ohio Subdivision Regulations
- ❖ Other Annual Reports
- ❖ Lake Views (Planning Newsletter)
- ❖ Coastal Development Plans



Consultant Services Available:

- ❖ Community Zoning Assistance
- ❖ Special Mapping and GIS Information
- ❖ Land Use Corridor Studies and Reports
- ❖ County and Community Populations & Other Demographics
- ❖ Comprehensive Planning
- ❖ Shoreline Planning



2009 Budget

2009 Expenditures, Revenues, and Acquisitions

Appropriations & Expenditures		Appr. %
TOTAL APPROPRIATIONS	\$337,111	
EXPENDITURES:		
Salaries, Benefits	\$317,259	94%
Supplies & Expenses	\$4,022	1%
Travel, Mileage	\$2,388	1%
Contracts	\$3,162	1%
Equipment	\$73	0
Postage, Printing	\$3,836	1%
Other Expenses	\$527	0
Education	0	0
Software & Info Tech	\$2,140	1%
TOTAL EXPENDITURES	\$333,407	99%
REMAINING BALANCE	\$4,704	

Revenues	
Public Officials Directory	\$1,508
Copying Fees	\$566
Lot Splits	\$3,625
Services	\$1,299
Subdivision Permits	\$3,800
Contract Services	\$11,723
Refund/Reimbursement	\$319
TOTAL REVENUES	\$22,840

Equipment Acquisitions	
ESRI Software	\$1,023
Haines Directory	\$280

Revenues 2007-2009

We received revenues from the following: \$3,000 from Perry Township for the Lane Road Corridor Study; \$3,000 for the Eastlake Comprehensive Plan; and \$5,000 from the Mentor Comprehensive Plan; \$633 from Fairport Harbor for zoning services; and \$1,175 for printing services. The remainder came from Public Official Directories, copying fees, and walk in services.

